



City of NORFOLK

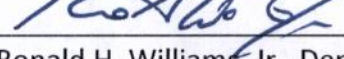
C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

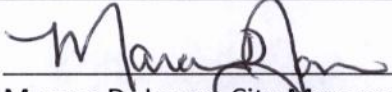
August 25, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Amend plan Norfolk 2030 and change of zoning for 6000 Northampton Boulevard –
City of Norfolk**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 4/7

Approved: 
Marcus D. Jones, City Manager

Item Number: **PH-1**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Change of zoning from BC-1 (Business and Commerce Park) to C-3 (Retail Center)
- IV. **Applicant:** City of Norfolk
- V. **Description:**
 - This request would rezone the property to commercial similar to that of the outlet mall site located to the north.
 - The purpose of the rezoning is to improve the marketability of this City owned property.

Staff point of contact: Susan Pollock at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Staff Report to CPC dated July 23, 2015 with attachments
- Proponents and Opponents
- Ordinances



City of NORFOLK

Planning Commission Public Hearing: July 23, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Staff: Susan Pollock, CFM

Staff Report	Item No. 1		
Address	6000 Northampton Boulevard		
Applicant	City of Norfolk		
Requests	Change of Zoning Amend plaNorfolk2030		
Property Owner	City of Norfolk		
Site Characteristics	Site Area	25 acres	
	Zoning	From: BC-1 (Business and Commerce Park)	To: C-3 (Retail Center)
	General Plan	Office	Commercial
	Neighborhoods	n/a	
	Character District	Suburban	
Surrounding Area	North	OSP; Conditional C-3: Lake Wright and the outlet mall site	
	East	Interstate 64 interchange with Northampton Boulevard	
	South	I-3 (General Industrial): Moore's Bridges Water Treatment Plant	
	West	O-1 (Office): Norfolk Office Park	



A. Summary of Request

- This request would rezone the property to commercial similar to that of the outlet mall site located to the north.
- The purpose of the rezoning is to improve the marketability of this City owned property.

B. Plan Consistency

- *plaNorfolk2030* designates this site as office, meaning an amendment to commercial is necessary for the proposed change of zoning to be consistent with *plaNorfolk2030*.
- The commercial land use category is identified as a location for a broad range of retail sales and service uses, hotels, and offices typically located along arterial roadways.
- Since the commercial category includes office, changing this site to that category serves to expand the options without eliminating office development as a possible use.
- *plaNorfolk2030* also designates this site as The Lake Wright/Lake Wright East area which is identified as a strategic economic development area.
- Since this site is located along a major arterial at an Interstate Highway interchange, and since *plaNorfolk2030* calls for intensification of land uses in this area and the commercial land use category permits a broader range of uses than the office category, the proposed amendment is appropriate.

C. Zoning Analysis

i. General

- The site is located on the north side of Northampton Boulevard abutting Interstate 64 to the east.
- The site is currently zoned BC—1 which limits the use of this site to business and commerce type uses such as offices, retail service and mini-warehousing – retail sales is not permitted in this district.
- With the advent of the outlet mall on a site just to the north there is potential for the Northampton Boulevard corridor to shift to more retail sales and service oriented uses.
- The rezoning to C-3 would accommodate that shift and allow additional commercial retail sales and service type uses, while also still allowing the current potential office uses.
- If the plan amendment is approved, the request would be consistent with *plaNorfolk2030*.

ii. Parking

The site is located in the Suburban Character district and any use would have to comply with the appropriate parking requirements.

iii. Flood Zone

The property is in the X and X Shaded Flood Zones, which are low risk flood zones and any development of the property will be required to comply with the applicable floodplain management requirements.

D. Impact on the Environment

The development of the site will require approval through the Site Plan Review process and will meet City stormwater, landscaping and other physical development requirements.

E. Payment of Taxes

The owner of the property is current on all real estate taxes.

F. Communication Outreach/Notification

- Letters were mailed to all property owners within 300 feet of the property on July 10.
- Legal notification was placed in *The Virginian-Pilot* on July 9 and July 16.
- Notice was mailed to the City of Virginia Beach because the subject property involves a change in zoning map classification within one-half mile of the City of Virginia Beach boundary line.

G. Recommendation

- Given that this is a City-owned parcel, any sale and subsequent development of the site will have additional scrutiny including approval by City Council; however the change of zoning will allow the parcel to be marketed for a broader range of uses the potential for which are now more likely because of the Simon Outlet Mall project.
- Accordingly, staff recommends that the request for rezoning be **approved**.

Attachments

Location Map

Zoning Map

Notice to the City of Virginia Beach, Planning Director

Proponents and Opponents

Proponents

None

Opponents

None

07/20/2015

Form and Correctness Approved:

By 
Office of the City Attorney

VR

NORFOLK, VIRGINIA

Contents Approved:

By 
DEPT.

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 6000 NORTHAMPTON BOULEVARD FROM BC-1 (BUSINESS AND COMMERCE PARK) DISTRICT TO C-3 (RETAIL CENTER COMMERCIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 6000 Northampton Boulevard is hereby rezoned from BC-1 (Business and Commerce Park) District to C-3 (Retail Center Commercial) District. The property is more fully described as follows:

Property located at the northwest corner of the intersection of Interstate 64 and Northampton Boulevard; property is bounded as follows: on the south by Northampton Boulevard and Lake Wright, on the west by Lake Wright, and on the north and east by Lake Wright and Interstate 64; premises numbered 6000 Northampton Boulevard.

Section 2:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

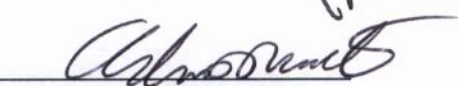
Section 3:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

07/20/2015

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO AMEND THE CITY'S GENERAL PLAN, PLANORFOLK2030, SO AS TO CHANGE THE LAND USE DESIGNATION FOR PROPERTY LOCATED AT 6000 NORTHAMPTON BOULEVARD FROM OFFICE TO COMMERCIAL.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

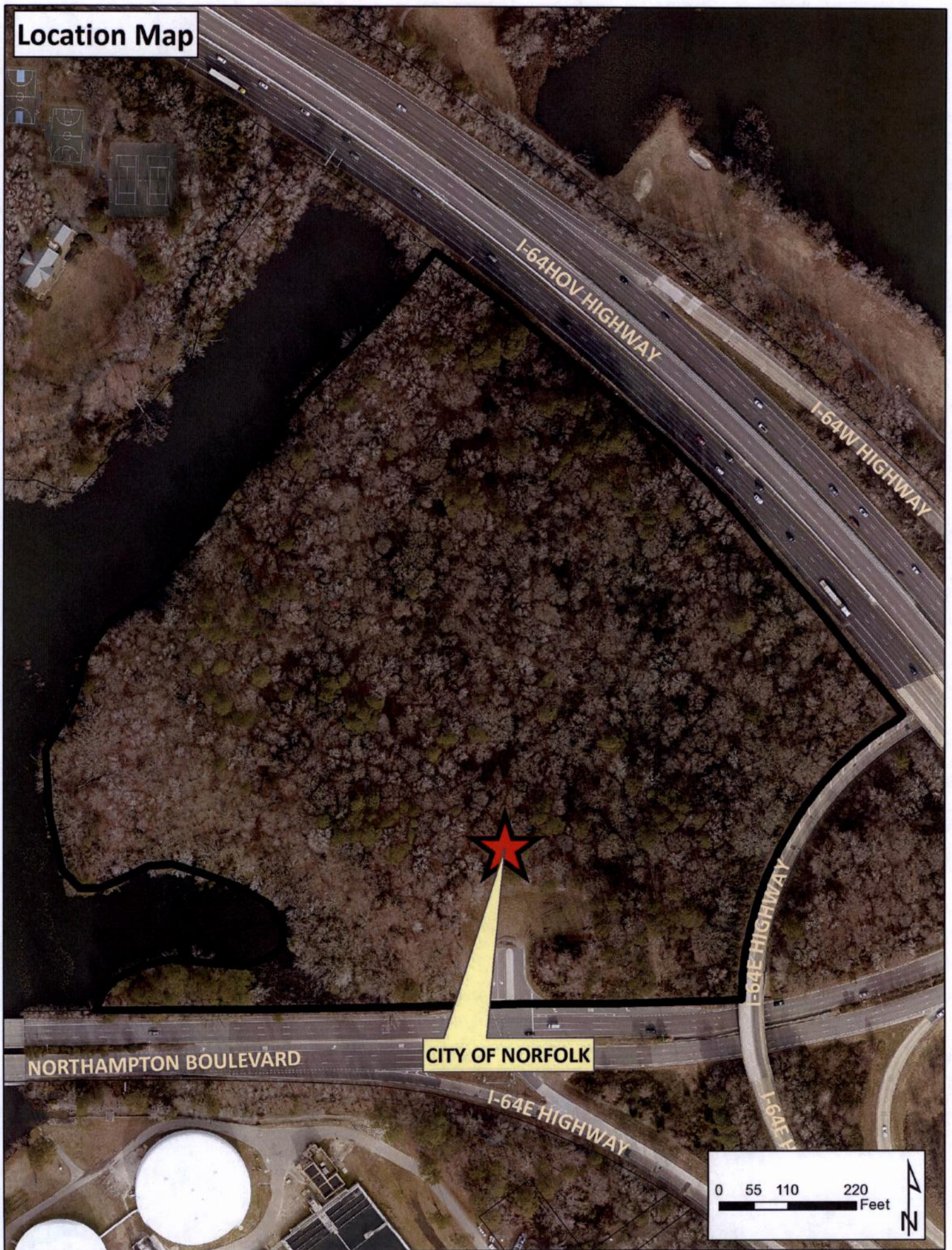
Section 1:- That the land use designation set forth in the City's general plan, planNorfolk2030, for the property located at 6000 Northampton Boulevard is hereby changed from Office to Commercial. The property which is the subject of this change in land use designation is more fully described as follows:

Property located at the northwest corner of the intersection of Interstate 64 and Northampton Boulevard; property is bounded as follows: on the south by Northampton Boulevard and Lake Wright, on the west by Lake Wright, and on the north and east by Lake Wright and Interstate 64; premises numbered 6000 Northampton Boulevard.

Section 2:- The Council hereby finds that this general plan amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

Location Map



Zoning Map

C-3

OSP

O-1

O-1

I-64HOV HIGHWAY
I-64E HIGHWAY

I-64W HIGHWAY

BC-1

O-1

NORTHAMPTON BOULEVARD

CITY OF NORFOLK

I-64E HIGHWAY

I-64E HIGHWAY

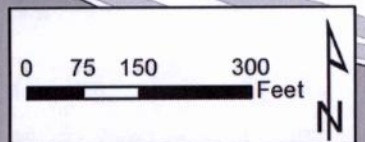
I-64E HIGHWAY

I-3

I-3

WATER WORKS ROAD

IN-1





APPLICATION CONDITIONAL CHANGE OF ZONING

Date of application: June 22, 2015

Conditional Change of Zoning

From: BC-1 Zoning To: Conditional C-3 (Retail) Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) 6000 (Street Name) Northampton Boulevard

Existing Use of Property: Vacant

Current Building Square Footage n/a

Proposed Use Retail

Proposed Building Square Footage

Trade Name of Business (If applicable)

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) City of Norfolk (First) (MI)

Mailing address of applicant (Street/P.O. Box): 810 Union Street

(City) Norfolk (State) Virginia (Zip Code) 23510

Daytime telephone number of applicant (757) 664-4242

Fax ()

E-mail address of applicant: ron.williams@norfolk.gov

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application
Conditional Rezoning
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AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant () Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner () email:

CIVIC LEAGUE INFORMATION

Civic League contact:

Date(s) contacted:

Ward/Super Ward information:

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: RONALD H. WILLIAMS, JR. Sign: [Signature] 6/23/15
(Property Owner or Authorized Agent of Signature) (Date)

Print name: _____ Sign: _____ / ____ / ____
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____ / ____ / ____
(Authorized Agent Signature) (Date)